113.0	0003	0026.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	652,400 / 652,400
					USE VALUE:	652,400 / 652,400
					ASSESSED:	652,400 / 652,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		HUNTINGTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MEANEY JASON J & DANIELLE T
Owner 2:	
Owner 3:	
Street 1:	52 HUNTINGTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LIBRESCO NICOLE M -
Owner 2:	-
Street 1:	52 HUNTINGTON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .113 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1934, having primarily Wood Shingle Exterior and 1384 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4921.000	255,100		397,300	652,400
Total Card	0.113	255,100		397,300	652,400
Total Parcel	0.113	255,100		397,300	652,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 471.39 /Parcel: 471.39

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 72094

GIS Ref

GIS Ref

Insp Date 09/07/18

!8764!

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0003-0026.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	255,100	0	4,921.	397,300	652,400		Year end	12/23/2021
2021	101	FV	240,000	0	4,921.	397,300	637,300		Year End Roll	12/10/2020
2020	101	FV	240,000	0	4,921.	397,300	637,300	637,300	Year End Roll	12/18/2019
2019	101	FV	219,000	0	4,921.	391,700	610,700	610,700	Year End Roll	1/3/2019
2018	101	FV	218,600	0	4,921.	300,800	519,400	519,400	Year End Roll	12/20/2017
2017	101	FV	218,600	0	4,921.	283,800	502,400	502,400	Year End Roll	1/3/2017
2016	101	FV	218,600	0	4,921.	261,100	479,700	479,700	Year End	1/4/2016
2015	101	FV	194,000	0	4,921.	244,100	438,100	438,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:53:09

LAST REV

Date	Time
04/29/21	08:42:49
danam	

PAT ACCT. 8764

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIBRESCO NICOLE	65974-256		8/26/2015		495,500	No	No		
PROULX IRENE	31717-11		8/15/2000	Family	312,500	No	No		
	7173-169		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	72094
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/23/2021	338	Wood Dec	25,000	C				
4/17/2018	433	Redo Kit	30,680	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/7/2018	MEAS&NOTICE	CC	Chris C
7/13/2016	Sales Review	PT	Paul T
3/3/2009	Measured	372	PATRIOT
12/4/2000	MLS	MM	Mary M
3/13/2000	Inspected	264	PATRIOT
2/4/2000	Measured	263	PATRIOT
9/2/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4921		Sq. Ft.	Site		0	70.	1.15	6									397,343						397,300	

Total AC/HA:	0.11297	Total SF/SM:	4921	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	397,343	Spl Credit		Total:	397,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1934	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99435562
Adj $ / SQ:	181.221
Other Features:	67800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	369720
Depreciation:	114613
Depreciated Total:	255107

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	1	HB	

REMODELING

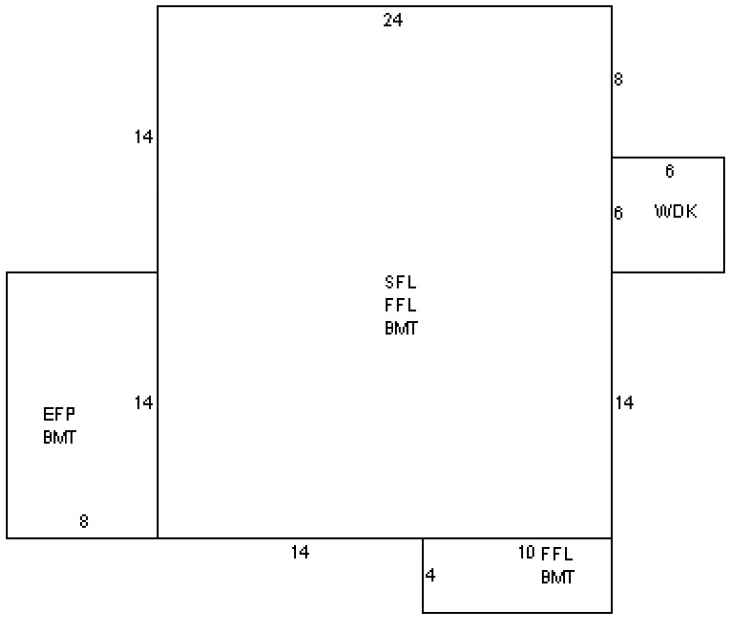
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	6	3	

Totals
0

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	824	54.370	44,798
FFL	First Floor	712	181.220	129,030
SFL	Second Floor	672	181.220	121,781
EFP	Enclos Porch	112	51.240	5,739
WDK	Deck	36	15.910	573

Net Sketched Area:	2,356	Total:	301,921
Size Ad	1384	Gross Area	2356	FinArea	1384
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	181.22
Special Features:	0	Val/Su Net:	108.28
Final Total:	255100	Val/Su SzAd	184.32

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0003-0026.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	